

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, MAY 23, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

The City Council Meeting was called to order at 7:00 PM by Mayor Keough and was held at 3515 Broad Street.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Present
Donna Fisher – Absent
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Mayor Shawn Keough – Present

Student Representatives:

Alex Gilbert – Arrived 7:58 PM

Eren Buyukbozkirli – Arrived 7:58 PM

Also attending: Justin Breyer, City Manager and City Clerk; Tim Stewart, Assistant Public Services Superintendent; Josh Tanghe, Assistant to the City Manager; Pamela Weber, Recording Secretary; Marie Sherry, Treasurer (attending remotely); Patrick Droze, OHM Advisors; residents; and media

C. APPROVAL OF THE MINUTES:

1. City Council Work Session – May 9, 2022
2. City Council Meeting – May 9, 2022

Motion Cousins; support Griffin to approve the minutes of the May 9, 2022 City Council Work Session and City Council Meeting with the following change to the City Council Work Session minutes:

- Add the Fire Station address of 8140 Main Street on page 1, Item D section title.

Ayes: Hubbard, Arab, Griffin, Cousins, Michels, Keough

Nays: None

Absent: Fisher

Motion carries

D. PRE-ARRANGED PARTICIPATION:

1. Wylie Elementary Students – Cleaning Up Around Our School

- Fourth grade teacher, Ms. Weiss gave a brief overview of the “Cleaning Up Around Our School” project and introduced five of the six students who presented the PowerPoint slides that were written by the fourth-grade class. The students presenting were Ani, Madison, Lucy, Mia and Tanzania. One additional student was absent.
- The students presented their PowerPoint beginning with an explanation of how the project began - the school children noticed a trash problem at Wylie Elementary because of eating outside often during the Covid 19 pandemic. The children then collected trash on the B2B trail.
- The children created a Trash Patrol Program focused on cleaning up trash.
- The children recommended to City Council that a trash can be added near the B2B trail to encourage proper disposal of litter.

E. APPROVAL OF AGENDA:

Motion Griffin; support Arab to approve the Agenda as presented.

Ayes: Michels, Arab, Cousins, Hubbard, Griffin, Keough

Nays: None

Absent: Fisher

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST - None

G. PUBLIC HEARINGS - None

H. NON-ARRANGED PARTICIPATION - None

I. COMMUNICATIONS:

1. Upcoming Meeting List – One correction as follows:

- The City Council Work Session Scheduled for June 13th should be changed from 7:00 PM to 6:00 PM.

J. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per packet. Mr. Stewart provided the following updates to the two-week report:

- The sewer repair at the fire station is complete. The line was deeper than expected.

- There are additional stop signs located beyond sidewalks that have been noticed. Council member Griffin will give the list to Mr. Breyer to pass on to the DPW.
- The sewer root cleaning went well.
- We checked into fertilizer. The suggestion was to use the typical application at least once at the start of the season, followed by the organic option afterwards.
- The Second Street water main project is going well. The area anticipated to be bad was not as bad as expected. The new water main is in place from Dover St. to Hudson St. They are working on the storm sewer now.
- A question was asked about “pigging”. Mr. Stewart said pigging a water main gets out any debris that may be in the line.

2. Community Development Manager – Michelle Aniol

Ms. Aniol provided her written report as per packet. Ms. Aniol provided the following update:

- Another way to look at housing is to think of it as economic development, which Dexter has always done.
- The Mill Creek Brewery pre-application meeting is tomorrow. The intent of the meeting is to ensure all parties are on the same page.
- We are coming into spongy moth season. Spongy moths were previously referred to as “gypsy moths.” Information about these can be found on the “Trees” section of the City’s website. An Arborist has been contacted to determine if there is a need for BKT spray and they recommended against spraying. There is a naturally occurring fungus that will start to take care of it. Other options are on the website and through the Michigan State Extension.
- Thanks for your support when I was out of the office last week.

3. Board, Commission, & Other Reports- “Bi-annual or as needed”

Washtenaw County Sheriff

- A Council Member indicated that Thursday night into Friday, residents were on high alert in Dexter Crossing due to a home invasion and an attempted second home invasion.

4. Subcommittee Reports - None

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- The City received our first complaint today about a resident not mowing their lawn. The City Manager asked City Council their opinion on the concept of “No-Mow May.” Ms. Whitney will drive around the City beginning tomorrow and the City will send out notices for people who have not mowed their lawn. The current ordinance does not allow weeds and grass to exceed eight inches tall.

- A Council Member indicated that they experimented with “No Mow May” and got concerned with their own grass height, so they did mow last weekend. They are open to the City trying “No Mow May” next year.
 - A Council Member stated they love the pollinators and have planted lots of plants to attract them. He clarified that “No Mow May” was started in Minnesota where they have colder weather and therefore, delayed growth in May. He suggests Council have a light touch in this area. Delaying mowing may cause thick grass cuttings that could impact the catch basin.
 - The City’s contractor recommended the use of crab grass and weed control for the first application, then organic-only after that. Weeds are starting to take over in some of the parks already.
 - There was a request from Sheriff’s Office to post an antenna on the building to help with their radio communication. It is not part of our current contract with the Sheriff’s Department. Council’s suggestion is to have them submit a picture and go through the required procedure.
 - Both the Parks and Recreation Committee and the DDA have been informed about the stencils being placed on the ground to direct bicyclists to walk their bikes on downtown sidewalks. This will be a trial and we look forward to feedback.
 - There is a request from EGLE for permission to place passive gas soil samples for TCE (3045 Broad St.) in the right-of-way. This is due to the former Clark Station having a leak back in the 1990s. There is an internal meeting with ASTI, the City Attorney and City staff upcoming.
6. Mayor Report – Shawn Keough
- Mr. Keough submitted his written report as per packet. Mr. Keough provided the following update:
- Mr. Doug Armstrong withdrew his application from consideration for the Fire Chief position.
 - The Fire Board is considering a proposed plan for the Assistant Chiefs to share duties. This will also allow Mr. Armstrong to be able to try out the position to see what it entails. A formal plan will be presented at the next meeting.
 - Met with Sheriff Clayton and gave him a tour of the 3515 Broad building. He does not think the new contract will include more than a 5% increase.
 - The current student representatives are here through June. The new representatives start in July.

7. Council Member Reports – None

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$290,526.05
2. Consideration of: Proposal from Bostwick Company Inc. for Catch Basin Repairs in an Amount not to Exceed \$6,750
3. Consideration of: Appointment of Jeanette Frost to the Parks and Recreation Commission

Motion Cousins; support Griffin to approve the items 1, 2, and 3 of the Consent Agenda.

Ayes: Griffin, Michels, Arab, Cousins, Hubbard, Keough

Nays: None

Absent: Fisher

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of: None

M. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Special Land Use for Vacation Rental Housing – 8040 Huron St.

Motion Griffin; support Arab that based on the recommendation of the Planning Commission, and the information provided by the applicants and staff at the May 23, 2022 City Council meeting, and following a public hearing, which the Planning Commission conducted on May 2, 2022, the City Council moves to approve AP2021.22-12 Special Land Use request for vacation rental housing, located at 8040 Huron Street, subject to the following conditions:

1. Staff review, dated May 18, 2022 and April 26, 2022; and
2. Applicants must obtain a zoning compliance permit, in accordance with Section 8.11.B.29 of the Zoning Ordinance.

Ayes: Cousins, Arab, Griffin, Hubbard, Michels, Keough

Nays: None

Absent: Fisher

Motion carries

2. Discussion of: Community Survey

City Council discussed the following related to the Community Survey:

- Likening the survey to having over 700 people attend a council meeting
- Incorporating feedback into discussion topics as they come-up
- Adding links to the City Council and Planning Commission agenda packets to the weekly email updates
- Sharing the survey feedback with City departments and other organizations

- The average time it took to complete the survey was about 16 minutes
- Investigating how the registered voters have changed each voting year for 2012, 2014, 2016, etc
- Adding a “Did You Know” section to the e-mail updates to inform the community of various factoids
- Evaluating the survey responses from more than one angle, such as those satisfied vs. only the number not satisfied. Using surveys are a tool to help us understand, not to dictate what we do. Using surveys to help with our decision-making process as an indicator, not an absolute.
- A request was made to have Mr. Breyer resend the raw data to Council Members
- Looking at ballot language to exempt personal property from sales limitation in the Charter.
- It would be interesting to pull out the responses relating to the fire station as we continue our discussion.
- A Council Member asked to have the formatting corrected so that page numbers are able to be read.
- A question was asked about pulling all of the feedback related to the fire station. A fact was shared that the taxes in the City of Dexter are the lowest of any city in Washtenaw County.

3. Consideration of: Adoption of the City of Dexter 2022-2027 Capital Improvements Plan Resolution

Motion Michels; support Griffin to postpone the 2022-2027 CIP Resolution of Adoption until the next meeting to allow for updates to project information in the CIP charts.

Ayes: Griffin, Cousins, Arab, Hubbard, Michels, Keough

Nays: None

Absent: Fisher

Motion carries

4. Consideration of: Resolution to Apply to the MDOT TED-B Grant Program for Dan Hoey Road Work

Motion Griffin; support Arab to adopt a resolution to establish a request for funding, designate an agent, attest to the existence of funds, and commit to implementing a maintenance program for road resurfacing of Dan Hoey Rd. and Lexington Rd. funded by the Transportation Economic Development Fund Category B program.

Ayes: Griffin, Arab, Michels, Cousins, Hubbard, Keough

Nays: None

Absent: Fisher

Motion carries

5. Discussion of: Dexter-Ann Arbor Rd. Speed Limit

City Council discussed the following related to the Dexter-Ann Arbor Rd. speed limit:

- A resident requested evaluation of the speed limit and to have a speed study done on Dexter-Ann Arbor Rd. between Carrington and Dan Hoey. The City put the radar speed sign out and Mr. Droze of OHM analyzed the data. The radar sign was used in lieu of doing a speed study. Based on the data, if we do the study, we will not be able to lower the speed. If we do not do the study, we can change the speed. Mr. Breyer is planning to ask Washtenaw Road Commission if we can put a speed limit drop down sign on their property. Reduced speed signs will help with residents turning into and out of Dexter Crossing.
- One Council Member would like to see the speed reduced to 45 not 40.
- Maybe the length of the turning lanes for Dexter Crossing going out of town might help people slow down. The City can study adding more dotted lines so that drivers can move out of the drive lane sooner. We can discuss this with the traffic engineer for input. The City Manager will work with OHM to investigate further. Washtenaw County Road Commission painted the section of road by Dexter Crossing for free. They also chip sealed and lined it.

N. COUNCIL COMMENTS: (paraphrased or summarized by Recording Secretary)

Arab:	None
Cousins:	It was a very nice memorial for my wife. There were about 200-300 people. The statue is there and tulips were planted. We are awaiting the plaque. My sons told neat jokes about mom and that was great.
Fisher:	Absent
Griffin:	I appreciate that the young people in our community (fourth grade students at Wiley Elementary) saw a problem and did something about it.
Hubbard:	None
Michels:	I attended the MI Association of Planning/Housing Summit Institute. We are in a lot better position than other communities with respect to housing stock and options. We are already doing lots of best practices. We do have outside pressure from Ann Arbor. In terms of the permits for dwelling units data in Michigan, from 1991 to 2006, the year with the lowest number of permits for dwelling units was higher than the highest year from 2006 to 2021. More units are needed for smaller housing. The entire State is in a huge hole. I am attending the Fire Design conference in Chicago tomorrow. Text me with any questions.

Student Representatives:

Gilbert: None

Buyukbozkirli: None

O. NON-ARRANGED PARTICIPATION – None

P. ADJOURNMENT:

Motion Arab; support Griffin to adjourn the meeting at 9:36 PM.

Unanimous voice vote approval with Fisher absent.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____